

BRIEFING SESSION

**ZONING BOARD OF ADJUSTMENT
FARMERS BRANCH, TEXAS**

**JANUARY 26, 2016
6:30 P.M.**

**STUDY SESSION ROOM, SECOND FLOOR
CITY HALL PLAZA**

A. Discuss Regular Agenda Items

B. Adjournment

Posted by Rehena Albin on City Hall bulletin board on or before 5:00 p.m. on
January 15, 2016.

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

AGENDA

ZONING BOARD OF ADJUSTMENT CITY OF FARMERS BRANCH, TEXAS

JANUARY 26, 2016
7:00 P.M.
COUNCIL CHAMBERS
CITY HALL

Approval of the minutes of the November 24, 2015 Zoning Board of Adjustment meetings.

RL Lemke with Pillar Income, representing TCI Manhattan 2, LLC owners of a 7.8 acre tract of land located in the William M. Cochran Abstract 279 page 130, is requesting permission to construct a twelve (12) foot tall landscape barrier/fence along the side of their property adjacent to the rail road tracks. Section 22-264 of the Code of Ordinances allows a maximum fence height of eight (8) feet on any side yard from the front building line to the rear lot line. A variance to Section 22-264 of the Code of Ordinances, to allow a twelve (12) feet tall fence to be located in the side yard, would be necessary to issue a permit for this project.

Tim Obermann, representing Joe and Elizabeth Arttus, owner of Lot 25, Block L of Brookhaven Estates subdivision, more commonly known as 3357 Pine Tree Court, is requesting permission to construct an addition to a home that would have garage doors facing the street where other homes do not. Section 9-502(o) of the Comprehensive Zoning Ordinance prohibits vehicle entrance openings facing the street in the front half of the lot when at least 75% of the homes on the block do not have vehicle entrance openings facing the street in the front half of the lot. However, Lots within R-3, R-4, R-5 and R-6 zoning districts that have less than 81 feet of street frontage may locate a front facing garage door as long as a minimum setback 10 feet greater than that of the main structure is provided. A variance to allow the home with garage doors facing the street, on a lot with approximately 125 feet of street frontage, would be required to allow a permit to be issued.

Adjournment

Posted on the bulletin board at City Hall before 5:00 P.M. on January 15, 2016 by Rebecca Albin.

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